



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **52047** DRP Map Date: **02/11/2015** SCM Date: **03/19/2015** Report Date: **03/10/2015**
Park Planning Area # **14** **COVINA HIGHLANDS** Map Type: **REV. (REV RECD)**

Total Units **38** = Proposed Units **38** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.39
IN-LIEU FEES:	\$96,117

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$96,117 in-lieu fees.

Trails:

See also attached Trail Report. Schabarum Extension Trail

Comments:

Net increase of 38 S.F. Units.

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

Kathline J. King

Kathline J. King, Chief of Planning

Supv D 5th

March 02, 2015 14:04:57

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **52047** DRP Map Date: **02/11/2015** SMC Date: **03/19/2015** Report Date: **03/10/2015**
Park Planning Area # **14** **COVINA HIGHLANDS** Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **38** = Proposed Units **38** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.40	0.0030	38	0.39
M.F. < 5 Units	1.43	0.0030	0	0.00
M.F. >= 5 Units	1.21	0.0030	0	0.00
Mobile Units	3.29	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.39

Park Planning Area = **14 COVINA HIGHLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.39	\$246,455	\$96,117

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.39	0.00	0.00	0.39	\$246,455	\$96,117



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

March 02, 2015

Sent via email: sdjones@planning.lacounty.gov

TO: Steven Jones
Department of Regional Planning

FROM: Kathline J. King *tking*
Chief of Planning
Department of Parks and Recreation

SUBJECT: **REVISED VESTING TENTATIVE TRACT MAP NO. 52047-1**

The Department of Parks and Recreation (Department), Trails Planning Section has completed the trail review for Vesting Tentative Tract Map No. 52047-1 (Bridlevast, Inc.). The Department may request revision of the map and the recordation of a twenty (20') foot wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes, and construction of a seven- ten (7-10') foot wide Natural Trail 1 to be designated as the "Schabarum Extension Trail" (see attached). Hold **(HOLD)** appears before the requested item.

1. **(HOLD)** Subdivider's representative to contact Robert Ettleman in the Trails Planning Section to discuss level-grade trail crossing location options across the proposed "A" Street.

For any questions concerning the trail alignment request, please contact Robert Ettleman at (213) 351-5134 or rettleman@parks.lacounty.gov.

Enclosure: Map of Schabarum Extension Trail TR52047-1

c: Parks and Recreation (C. Lau, J. Yom, F. Moreno, R. Ettleman)

DISCLAIMER: This map was created for trail planning purposes only. Some trails shown do not exist currently and are planned for the future, or they exist but are not officially designated. Permission to use trails shown on this map should not be assumed. Some trails may traverse private property and suggested alignments do not imply rights of public use.



Legend

52047

LA County DPR Trails

Trail_Type

- Adopted County Trail System Proposed
- Existing Conservancy Trail
- Existing County Trail
- Federal/National Forest Trails
- Pacific Crest Trail
- Proposed County Trail
- NPS_Trails_All



Date: 02/17/
 Prepared By: Planni
 Aerial: LAR-IAC
 Trails: EGIS DPR_TRAIL
 Parcels: EGIS ASSR_PARCEL

